



Estate Agents  
**Hurst**

32 Western Dene, Hazlemere, Bucks, HP15 7EN  
£530,000

## 32 Western Dene, Hazlemere, Bucks, HP15 7EN

Situated in the centre of Hazlemere is this extended and superbly presented, four bedroom family home, that has been well cared for and improved upon over the years, offering extremely spacious and versatile accommodation throughout. The property is located in one of the most sought after areas in the centre of the village, conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden train stations and access to the underground via Amersham. The accommodation includes; entrance hall, large living/dining area, modern fitted kitchen, huge family room with bi-folding doors to rear garden, shower room, four bedrooms of which one provides access to a balcony area and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking, storage shed, two tiered rear garden with lawn area and fully enclosed. This really is a lovely family home and an internal viewing is highly recommended, there is also no onward chain with this property.

- **SPACIOUS & VERY VERSATILE**
- **FOUR BEDROOM FAMILY HOME**
- **CLOSE TO LOCAL SHOPS & SCHOOLS**
- **SINGLE STOREY EXTENSION & GARAGE CONVERSION**
- **MODERN FITTED KITCHEN**
  - **NO ONWARD CHAIN**
- **OPEN PLAN LIVING ACCOMMODATION**
- **SOUGHT-AFTER VILLAGE LOCATION**
  - **DRIVEWAY PARKING**
  - **BALCONY TO FRONT ASPECT**







## Western Dene

Approximate Gross Internal Area  
 Ground Floor = 725 sq ft / 76.7 sq m (Including Garage)  
 First Floor = 481 sq ft / 44.7 sq m  
 Total = 1206 sq ft / 121.4 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.